



DOAR

Development Order Amendment Report

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DRI #119 - NORTHWOOD PASCO COUNTY

On October 1, 2009, Pasco County rendered Resolution No. R09-363 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Board of County Commissioners on September 9, 2009.

BACKGROUND

The Development Order had previously been amended six times, the latest occurring on November 8, 2006 (Resolution 07-39). The amendments had cumulatively: reduced residential development to 1,830 units; intensified commercial development to 562,500 sq. ft.; eliminated water and wastewater treatment plant sites from the master plan; increased commercial acreage by 3.5 acres; modified the developer's transportation requirements; authorized "residential support" use on six acres of Tract 7 (limited to the generation of 8 p.m. peak hour trips) and multi-family development on Tract 12; extended the frequency of monitoring to biennial; modified the conditions regarding the dedication of the school site; established a time frame for development of latest increment of development (i.e. 277,500 sq. ft. of commercial and 624 multi-family residential units); extended the date for completing County Road 581 drainage facilities to May 8, 2007; extended the maximum date to convey one acre of property for use of drainage facility to the County to June 8, 2007; extended the commencement and completion dates for "Pipeline Project A" to April 1, 2007 and March 31, 2008; and extended each of the phase buildout dates and the Development Order expiration date to September 23, 2013.

The Development Order requires that acceptable transportation analyses accompany each request for specific development entitlements.

The following constitutes the status project entitlements:

INCREMENT	EXTENT OF APPROVAL	LAND USE	
		RESIDENTIAL	COMMERCIAL
Previously Authorized (Buildout: 12/31/2012 ¹)	Specific	1,579	537,500 ²
Remaining Entitlements (Buildout: 9/23/2013 ¹)	Conceptual	251	25,000
TOTAL→		1,830	562,500 ²

- The Buildout dates reflected above are inclusive of Council's recognition of a three-year extensions authorized by the 2007 legislature through revisions to Subsection 380.06(19)(c), F.S. and SB 360 adoption by the 2009 legislature.
- "Residential Support" use is limited to use(s) which generate less than 8 p.m. peak hour trips. The use may contain, but is not limited to: churches, day care centers or libraries.

On October 26, 2001, the Byrd Corporation of Clearwater, Inc. submitted a Notice of Proposed Change (NOPC) application and incremental transportation analysis **which remains under review**. The requested modifications included: "partial" restoration/increase of residential units to 2,338; a by 75,000 sq. ft. expansion of Retail (to

637,500 sq. ft.); approval of 100,000 sq. ft. of commercial and 755 residential units for the western portion of Northwood; and alter the Master Development Plan to allow connection between Pods (Tracts) #2 and #5.

DEVELOPMENT ORDER AMENDMENT

The Resolution authorized the following modifications to the Development Order:

- modify Map H to reflect alternative uses (i.e. multi-family/townhomes) on the 10.54-acre, currently designated Commercial, Parcel 1. This Parcel is located in the extreme southwest corner of the project along County Line Road;
- approve a Land Use Equivalency Matrix, applicable only to Parcel 1, which would allow conversion of commercial to multi-family (166 sq. ft. of Retail = 1 Multi-Family unit) and/or townhomes (139 sq. ft. of Retail = 1 Townhome unit); and
- increase the *developable* commercial area within Parcel 1 by 1.56 acres (to 5.56).

RECOMMENDATION

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council's *NOPC Report* adopted on October 13, 2008 and with the Council's *Final Report* adopted on August 12, 1985.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Pasco County for the Northwood DRI.

GENERAL LOCATION MAP

